IN RE: PETITION FOR ZONING VARIANCE NE/S Race Road, 420' SF of the c/l of Philadelphia Road (1232 Race Road) 15th Election District

Petitioner

\* DEPUTY ZONING COMMISSIONER \* OF BALTIMORE COUNTY 6th Councilmanic District \* Case No. 90-149-A 1232 Race Road Partnership

\* \* \* \* \* \* \* \* \* \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit side yard setbacks of 27 feet in lieu of the required 30 feet for each side for a proposed building in accordance with Petitioner's Exhibit 1.

The Petitioner, by Patrick Turner, General Partner, Turner-Sugil Partnership, Contract Purchaser of the subject property, appeared, testified and was epresented by Michael E. Marino. Appearing on behalf of the Petition was Thomas Parr, President of BPS Land Technology, Inc., the Civil Engineering and Surveying firm who prepared Petitioner's Exhibit 1. There were no Protestants.

Testimony indicated that the subject property, known as 1232 Race Road consists of 0.818 acres more or less zoned M.L. and is presently unimproved, but for the structural steel frame for a proposed medical Soffice building. Said property is bounded on the west by a commercial strip shopping center, on the north by a commercial contractor, on the east by a savings and loan association, and on the south by Race Road. Directly across Race Road facing the subject property is the rear parking lot of the Golden Ring Shopping Center. Testimony indicated that Petitioner proposes completing construction of a four-story medical office building on the site. The structural steel frame for the proposed building has existed on the site for the past four (4) years and follows the triangular

configuration of the property. Further, a concrete slab has been poured and the utilities have been roughed in within the concrete slab. Testimony indicated that for a number of reasons, the property has suffered from the failure of two prior developers and remains incomplete.

Prior to Petitioner's purchase of the subject property, an investigation of the site revealed that the steel structure had been erected beyond the building side yard setback lines such that it would be necessary to obtain a variance in order to complete the project in compliance with zoning regulations. The prior developers had obtained a building permit, id atified herein as Petitioner's Exhibits 6A and 6B, for the construction of the proposed building in 1985 and commenced construction shortly thereafter. Petitioner is desirous of completing construction in a manner which will be harmonious with the surrounding community and submitted letters supporting the proposed project from the adjoining property

Mr. Turner, on behalf of the Contract Purchasers, testified that in his opinion, as an experienced developer of commercial property, there is no reasonable use in its existing condition or other development alternative for the subject property without the requested variance. He further testified that to remove the existing structural steel frame would not be economically feasible for the Contract Purchasers and would otherwise result in the property remaining in its present unsightly condition. Mr. Turner testified that he had investigated  $\varepsilon$  ternatives to the removal of the steel, i.e., modifying the size of the girders, but such solutions were not acceptable from a structural safety standpoint. He testified that the building in its present state of partial completion presents a safety risk to the health, safety and welfare of the community and that,

while the steel has been recently certified as structurally sound, it is

Mr. Turner introduced a copy of the landscape plan, identified herein as Petitioner's Exhibit 5, which has been approved by the Department of Planning and Zoning and depicts plantings on the east, front and rear sides of the property. The west side of the property cannot be planted due to an existing right-of-way, although there is existing planting on the adjoining property. Also introduced as Petitioner's Exhibit 7 is an artist's rendering of the elevation of the proposed building, depicting it to be a tasteful design, harmonious with the surrounding commercial proper-

subject to deterioriation over time and could become a real danger.

Mr. Parr, President of BPS Land Technology, testified that the site plan prepared by his firm has complied with all previous Baltimore County requirements to maintain the building permit issued to the previous owner. He further testified that the proposed use is consistent with the established zoning of the property, that utilities are present in Race Road and have in fact been roughed-in within the existing concrete slab. Mr. Parr confirmed that without the requested variance, the Petitioner would suffer an undue hardship or practical difficulty. He further testified that the granting of the variance will not result in any detriment to the health, safety or general welfare of the community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

> > - 3-

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this day of November, 1989 that the Petition for Zoning Variance to permit side yard setbacks of 27 feet in lieu of the required 30 feet for each side for a proposed building in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief grant-

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Compliance with the landscape plan approved by the Office of Planning identified as Petitioner's Exhibit 5.

 CRG approval of the plan and/or a waiver of same, if applicable, is required prior to the issuance of any occupancy permits. If the approved CRG plan differs from Petitioner's Exhibit 1, the revised plan shall be red-lined and submitted to the Zoning Commissioner and/or the Deputy Zoning Commissioner for approval and a determination that it is within the spirit and intent of the original plan.

4) The variance granted herein is limited to the construction of an office building in accordance with that set forth on Petitioner's Exhibit 7.

> ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMN:bjs

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

November 20, 1989



Michael E. Marino, Esquire 10 E. Baltimore Street, Suite 1212 Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE NE/S Race Road, 420' SE of the c/l of Philadelphia Road (1232 Race Road) 15th Election District - 6th Councilmanic District 1232 Race Road Partnership - Petitioners Case No. 90-149-A

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

PETITIONER(S) SIGN-IN SHEL

Very truly yours,

(I M Nos k-wis) ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMN:bjs cc: People's Counsel

File

PLEASE PRINT\_CLEARLY

Turner- Sugil Partnershy? Comered Porta-

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PETITION FOR ZONING VANIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a M.L. to allow side yard set backs of 27' in lieu of the 

#83

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Structural steel erected by the owner encroaches in the side yard setback by three feet on each side of the property

2. The design footprint of the proposed building already follows the configuration of the lot and without the requested variance the property is not capable of being developed thereby creating practical difficulty or hardship with regard to 3. The granting of this variance will not result in injury to the public health, safety or

Property is to be posted and advertised as prescribed by Zoning Regulations. welfare. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this pelition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

	under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.			
Contract Purchaser:	Legal Owner(s):			
Turner-Sugil Partnership (Type or Print Name)  Signature  1030 Middle River Road	(Type or Print Name)  (Type or Print Name)  Signature  Mirza A. Baig, General Partner			
Address	(Type or Print Name)			
Baltimore, Maryland 21220				
City and State	Signature			
Attorney for Petitioner:	6918 Ridge Road 574-3424			
Michael E. Marino (Type or Print Name)  (Mechael Clause)	Address Phone No. Baltimore, MD. 21237			
10 Signature Street, Suite 1212	City and State  Name, address and phone number of legal owner, contract purchaser or representative to be contacted  Michael E. Marino, Esq.			
Address				
Baltimore, Maryland 21202				

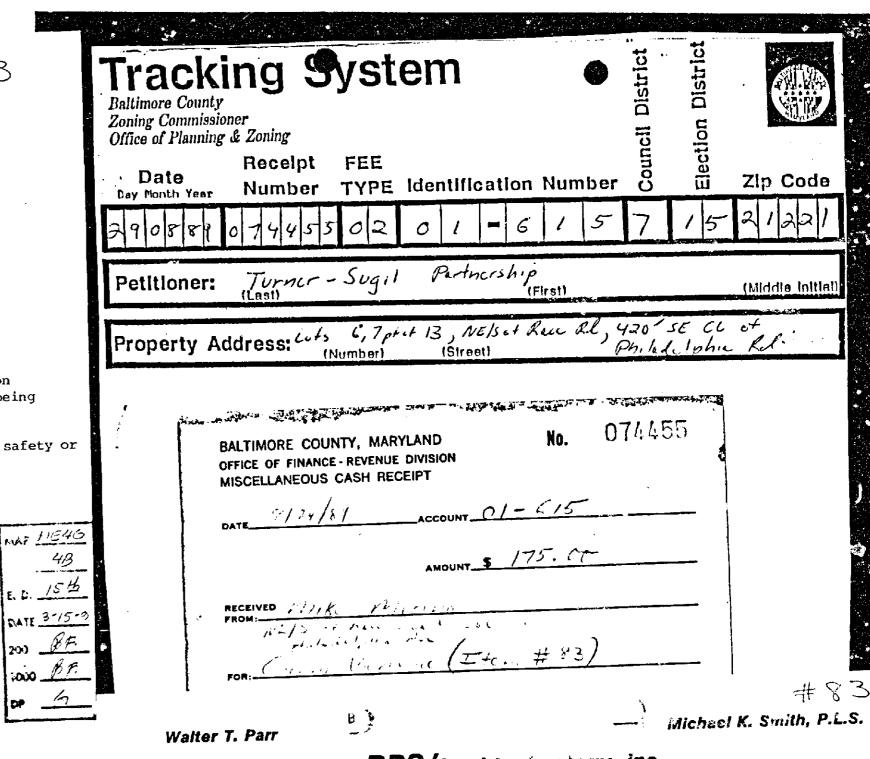
Attorney's Telephone No.: (301) 685-4400 Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ of Sept 1911, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore County.

Name 10 E. Baltimore Street

Baltimore, MD. 21202

I/We do solemnly declare and affirm,



BPS/land technology, inc. Engineers & Surveyors

P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800 Particular Description of Property Fifteenth Election

Baltimore County, Maryland

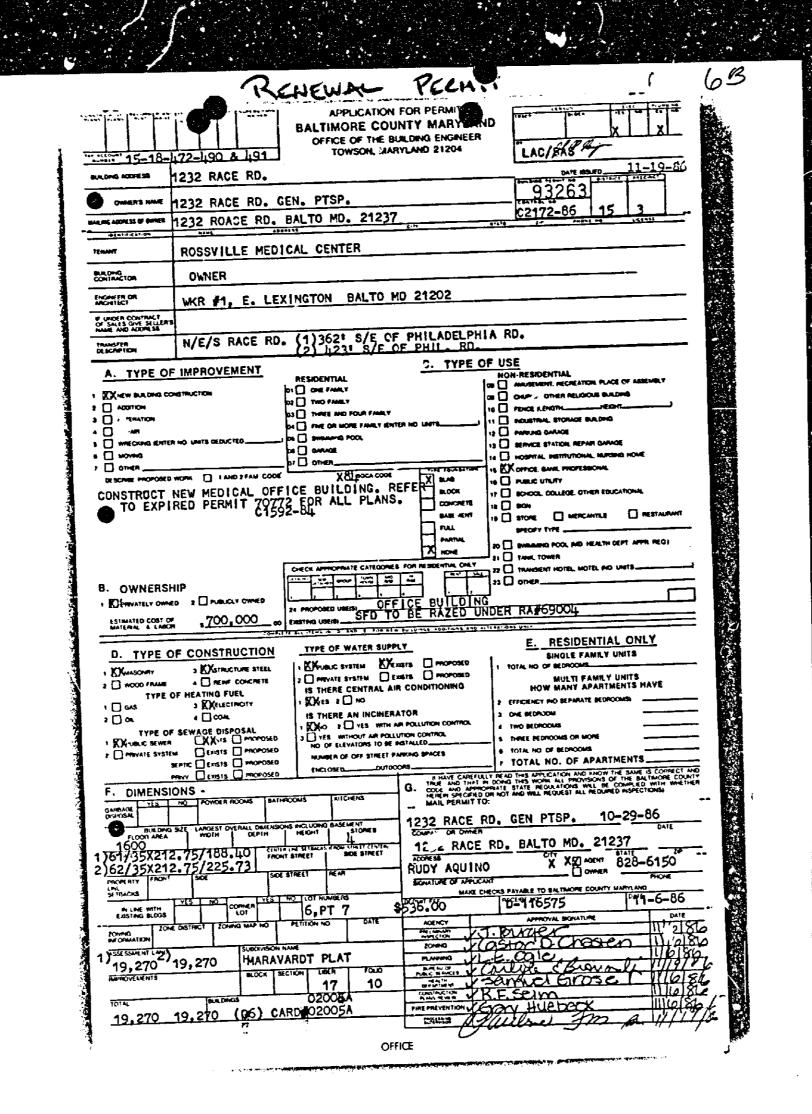
Beginning for the same on the northerly side of Race Road at the southeast corner of Lot 7 as shown on the plat of subdivision of Erich & Ann Marquardt recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No.17, folio 10, thence the following twelve courses and distances:

(1.) by an arc curving to the right with a radius of 319.62' a distance of 114.68

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N.44	49'28"W59.
N 45	10'32"E64.
C AA	49'28"E43.
2.45	10'32"W7.0
3.43	49'28"E16.
5.44	40153*5 -230
5.85	48'53"E230
	N.45 N.45 S.44 S.45 S.44 S.85

(10.) S.00 58'28"E.-42.17'
(11.) N.85 48'53"W.-200.38'
(12.) S.30 38'07"W.-257.74'.

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Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner Turner-Sugil Partnership 1030 Middle River Road Baltimore, Maryland 21220

10/20/89

Re: Petition for Zoning Variance CASE NUMBER: 90-149-A NE/S of Race Road, 420° SE c/l of Philadelphia Road 1232 Race Road

15th Election District - 6th Councilmanic Legal Owner(s): 1232 Race Road Partnership Contract Purchaser(s): Turner-Sugil Partnership HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 2:00 p.m.

ATION

Please be advised that \$ 110.65 is due for advertising and posting of 

Baltimore County
Zoning Commission Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

107/31/09

Account: R-001-6150

Dennis F. Rasmussen County Executive

199000000 90-149 -A PUBLIC HEARING TEES FRIG

990 -POPTINO STONS / ADMERTISING ( X LAST MADE OF QUARTER 1202 MOCE NOW,

Please make checks payable to: Baltimore County

Rossville

Medical

1232 Race Road

Baltimore, Maryland 21237

Center

Medical office condominium suites

1,060 to 3,900 square feet

Patrick Turner

For more information contact:

301/574-4966

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Posted for: 1/07167122

Petitioner: 1272 for oft Pertury & Tyron-Sagil Portuons his

Location of property: NF/S Pacs Rd. 1470' SE/Phil. Bd

Location of Signs: facing Pacs Rd. approx 8' Fr. 400 dway

On property of Petitioner

On property of Petitioner Posted by Signature

Date of return: 10/20/89

CERTIFICATE OF PUBLICATION

90-149- A

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows: TOWSON, MD., Oct 5 . 1989 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive Petition for Zoning Variance Case number: 90-149-A NE'S of Race Road, 420' SE c/l of Philadelphia Road 1232 Race Road 15th Election District weeks, the first publication appearing on \_Oct 5\_, 1989. 6th Councilmanic Legal Owner(s): 1232 Race Road Partner-

THE JEFFERSONIAN.

PO17236 co 90-149-A price \$41.37

Variance: to allow side yard setbacks of 27 feet in fieu of the required 30 feet for both sides of the property.
In the event that this Petition is

issued within the unity (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this

Baltimore County Zoning Commissioner
Office of Planning & Z Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

September 19, 1989

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Petition for Zoning Variance CASE NUMBER: 90-149-A NE/S of Race Road, 420' SE c/l of Philadelphia Road 1232 Race Road 15th Election District - 6th Councilmanic Legal Owner(s): 1232 Race Road Partnership Contract Purchaser(s): Turner-Sugil Partnership HEARING: WEDNESDAY, NOVEMBER 1, 1992 at 2:00 p.m.

Variance: To allow side yard setbacks of 27 feet in lieu of the required 30 feet for both sides

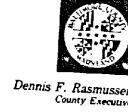
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert faires ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

cc: 1232 Race Partnership Turner-Sugil Partnership Michael E. Marino, Esq.

Baltimore County Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue Towson, Maryland 21204 (301) 887-3211 P. David Fields

September 11, 1989



1232 Race Rd. General Partnership 1232 Race Road Baltimore, MD 21237

Re: Building Permit #105759 Control # C-2272-88

Dear Sir:

The Office of Current Planning and Development cannot approve the above referenced application for the following reason(s).

A County Review Group (CRG) meeting is required, however you could request a waiver from this

XXXX Landscape Plan must be submitted to and approved by this office. \_XXXX\_\_Other: An amended CRG plan is required.

If you have any questions you may contact me at 887-3335.

Sincerely yours, LeRoy E. Ogle

Planner, Current Planning and Development

LEO:rh

Ghasson Emil Juhohan, Welly, Clayton & Mojziesek, 2508 N. Calvert St. Baltimore, MD 21218, John P. DeFrander, Bowdreau Rocne Const. Co., Inc. 1030 Middle River Road Baltimore, MD 21221

LAW OFFICES
HALL, LEVY & MARINO, P. A.
SUITE 1212
TEN EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202
(301) 685-4400
TELECOPIER (301) 752-0761

PECETVEN Aug 30 1989

ZONING OFFICE

August 29, 1989

J. Robert Haines, Esquire
Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: NS Race Road 15th Election District 1232 Race Road

Dear Mr. Haines:

I am vriting on behalf of our client, Turner-Sugil Partnership who will be the successor to the 1232 Race Road Partnership ("1232 R.R.P.") the current owner of the above-captioned property.

The subject property is a triangular parcel fronting on Race Road upon which 1232 R.R.P. planned to construct a medical condominium office building 1232 R.R.P. commenced construction several years ago and for more than two years the property has contained structural steel which has already been erected. This rusting steel skeleton is visible from Rossville Boulevard and several other surrounding streets but remains in this state due to the inability of 1232 R.R.P. to continue construction or attract a successor builder/developer to complete the project. A building permit was issued to 1232 R.R.P. (permit number 105759, control number 2272-88) and renewed November 25, 1988.

Prior to succeeding to 1232 R.R.P.'s interest in the property an overall investigation was undertaken and it was discovered that the skeletal steel encroached (considering the cantilevered overhangs) on the side yard set backs by two and a fraction feet on each side of the proposed building.

Accordingly, I have had prepared the requisite engineering and prepared a Patition for Zoning Variance. A survey of the adjoining property owners, all of which are commercial, reveals support and eagerness for the project to proceed.

Sugili-Turner Partnership has received favorable responses from two lenders for financing necessary to complete the project, however, both lenders understandably require the zoning matter I have outlined to be resolved, prior to closing, and closing had been proposed for mid October, 1989. This date would allow Turner-Sugill Partnership to "close the building up" prior to the onset of the harsh winter months.

Given the normal waiting time for scheduling of variance hearings, the mid October, 1989 time frame would not be possible, thus jeopardizing the project, without some consideration from your office. I believe this project is worthy of exigent relief in view of the circumstances I have outlined and would appreciate any consideration which could be given for a prompt hearing on the variance.

Respectfully,

Michael E. Marino

MEM:sp 1680sap LAW OFFICES
HALL, LEVY & MARINO, P. A.
SUITE 1212
TEN EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202
(301) 685-4400
TELECOPIER (301) 752-0761

August 29, 1989

J. Robert Haines, Esquire
Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: NS Race Road
15th Election District
1232 Race Road

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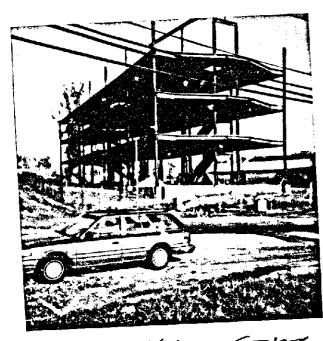
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Michael E. Marino

MEM:sp 1680sap

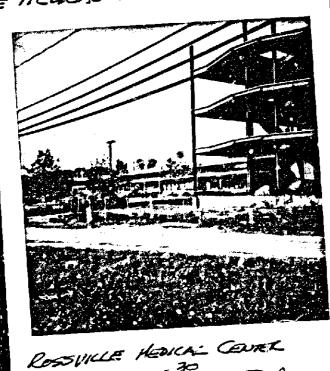


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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1989

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 2120-

MEMBERS

Burnau of
Engineering

Department of
Traffic Engineering

State Roads Commission
Bureau of
Fire Prevention
Realth Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Michael E. Marino, Esquire 10 E. Baltimore Street, Suite 1212 Baltimore, MD 21201

RE: Item No. 83, Case No. 90-149-A
Petitioner: Mirza A. Baig, et al
Petition for Zoning Variance

Dear Mr. Marino:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Mirza A. Baig Turner-Sugil Partnership Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this 6th day of September, 1989.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Ones, Sommittee

Petitioner: Miraz A. Baig, et al
Petitioner's Attorney: Michael E. Marino

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: October 19, 1989

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

1232 Race Road Partnership, Item 83
SUBJECT: Zoning Petition No. 90-149-A

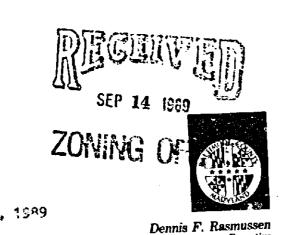
The Petitioner requests a Variance to allow side yard setbacks of 27 ft. in lieu of the required 30 ft. for both sides of the property.

In reference to this request, staff submits a copy of a letter dated September 11, 1989 from Planner, Leroy E. Ogle of the Current Planning and Development Section to the Petitioner (see attached).

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

OCT 24 1989



September 12, 1989

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 83, 84, 85, 86, 88, 89, 90, 92, and 93.

SEP 1 9 1989

MSF/efm

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL ROTECTION AND RESOURCE MANAGEM

8/19/89

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Zoning Item 1 83, Zoning Advisory Committee Meeting of August 19, 1989 Property Owner: 1232 Race Road Partnership Location: NES of Race Rd. 420'SE centerline of Phihadelphia Roistrice: 15

Sewage Disposal: <u>metro</u> Water Supply: . COMMENTS ARE AS FOLLOWS: ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment

for any existing or proposed food service facility, complete plans and specifications must be submitted No the Plans Review Section, Bureau of Regional Community Services, for final review and approval. Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality

Management, 887-3775, to obtain requirements for such installation(s) before work begins. ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or . Tre. ( ) Pric to approval of a Building Permit Application for renovations to existing or construction of new

health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information. contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315. ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

. ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775. . ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 287-3745.

( ) Soil percolation tests, have been \_\_\_\_, must be \_\_\_\_, conducted.
( ) The results are valid until

( ) Soil percolation test results have expire. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

( ). Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

) shall be valid until ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Pivision of Environmental Management

at 887-3980. ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

MANACEMENT

August 22 , 1989

Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

> Re: Application for Zoning Variance N/S Race Road, to Allow Side Yard Setbacks of 27' in Lieu of the Required 30'. Owners: 1232 Race Road Partnership

Dear Sir:

I/we support the above captioned application for variance. The property has had structural steel erected for the past 4 years. The steel is now rusting and the sight of the steel frame only detracts from the desirability of the location. We have also seen the plans and elevation drawings of the proposed building and welcome its completion and the new occupants.

Westview Federal Savings & Loan Assn.

August 29, 1989

Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

> Re: Application for Zoning Variance N/S Race Road, to Allow Side Yard Setbacks of 27' in Lieu of the Required 30'.

Very truly yours,

(BANK PROPERTY)

( STRIP CENTER)

Baltimore County Fire Department 800 York Road Towson, Maryland 21204-2586 (301) 887-4500

September 14, 1989

RE: Property Owner: TURNER-SUGIL PARTNERSHIP Location:

Item No.:

Zoning Agenda: AUGUST 19, 1989

NE/S OF RACE ROAD

Gentlemen:

Paul H. Reincke Chief

J. Robert Haines

Towson, MD 21204

Zoning Commissioner

Office of Planning and Zoning

Baltimore County Office Building

Pursuant to your request, the referenced property has been surveyed by this Fureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Special Inspection Division

JK/KEK

August , 1989

Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

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Very truly yours, Bay City Construction, Inc.

(property deseitly north of site)

Owners: 1232 Race Road Partnership

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